

FORMER HARDEE'S RESTAURANT

Anderson, Madison, IN
Revised: February 4, 2000

Site Location and Description:

This property is an approximate 0.5 acre parcel located at 2720 Nichol Avenue and is partially occupied by a one-story structure. The property is located in downtown Anderson and is immediately surrounded by residential property to the north and retail land use to the east, west, and south. The property and it's building are currently not utilized.

Zip Code: 46011

Site Uses and Past Activities

The property was formerly utilized as a Hardee's restaurant. The years the restaurant operated are unknown. A retail drycleaning facility has been operating immediately east of the Hardee's property since 1961.

Contaminants and Impacts

Soil and groundwater on the subject property have been adversely impacted with tetrachloroethene (PERC). PERC is a commonly used drycleaning solvent. Based on multiple environmental investigations, there is significant evidence to suggest that a release of PERC from the adjacent drycleaning facility has occurred and caused the contamination on the subject parcel. The evidence also suggests that an additional source(s) of PERC has impacted the soil and ground water underlying the south portion of the property. The ground water underlying the site flows north towards the White River, located approximately 3300 feet north of the parcel. There is no evidence to suggest that the White River has been impacted.

Lead Agency

IDEM

Community Concerns

None specified.



Actions Taken

IDEM issued a Comfort Letter on June 30, 1999 and a Clarification of the Comfort Letter on December 3, 1999 for this site. The letter addressed liability issues and could assist the City of Anderson with responsible brownfields redevelopment.

Current Status

IDEM does not plan to take any further action at the property unless and until the conditions at the property should change or IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. The City of Anderson or other stakeholders could proceed with redevelopment.

Future Actions

None planned.

Cost Estimates

Comfort Letters are provided at no cost to the recipient.

For More Information

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